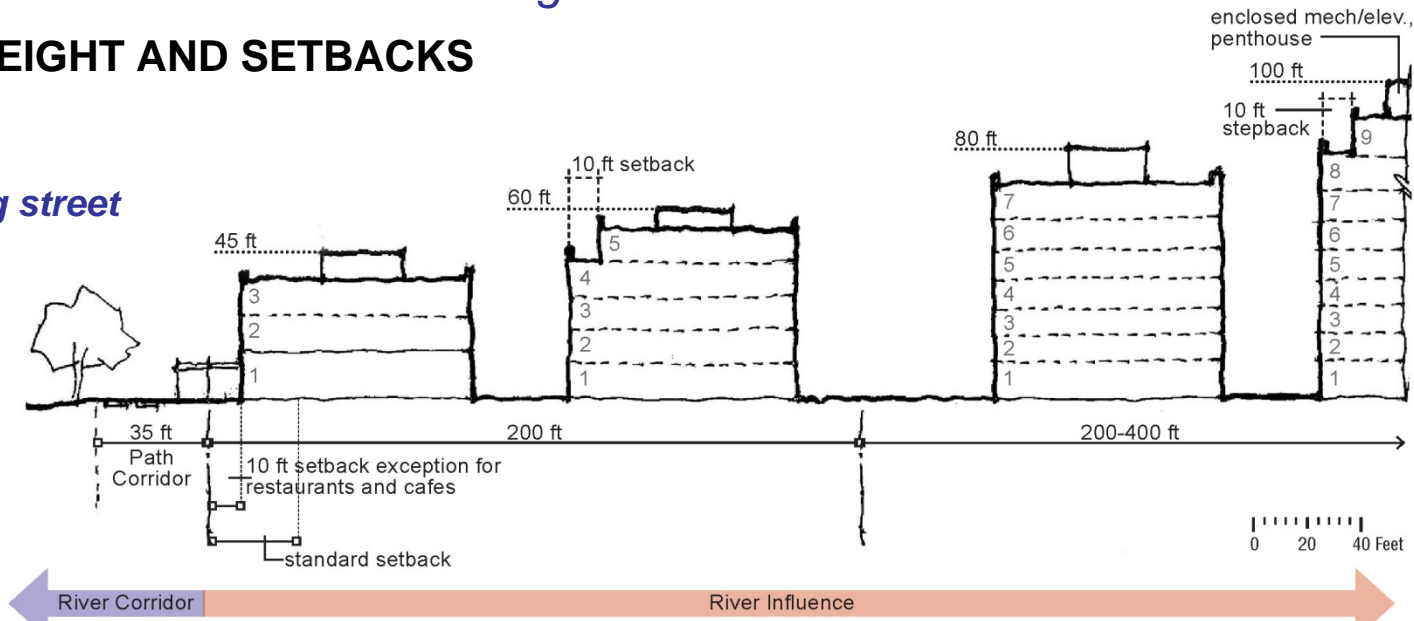


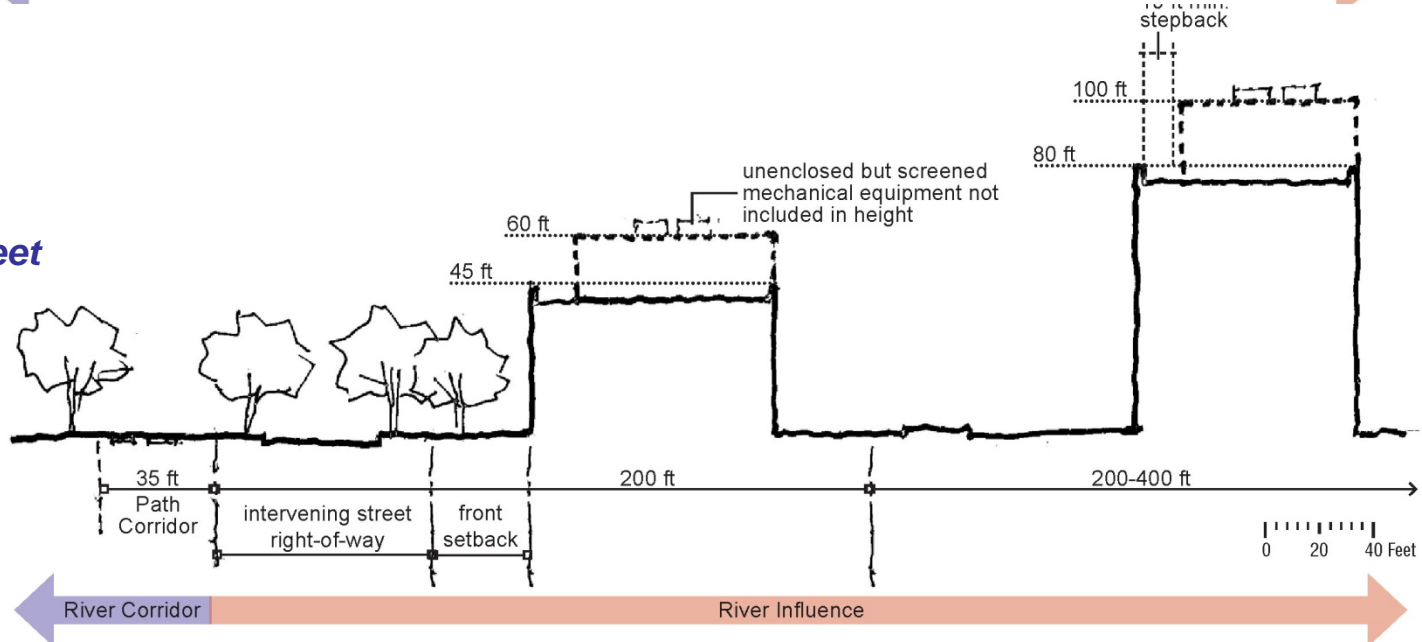
## River Influence *Site Planning*

### BUILDING HEIGHT AND SETBACKS

#### *No intervening street*

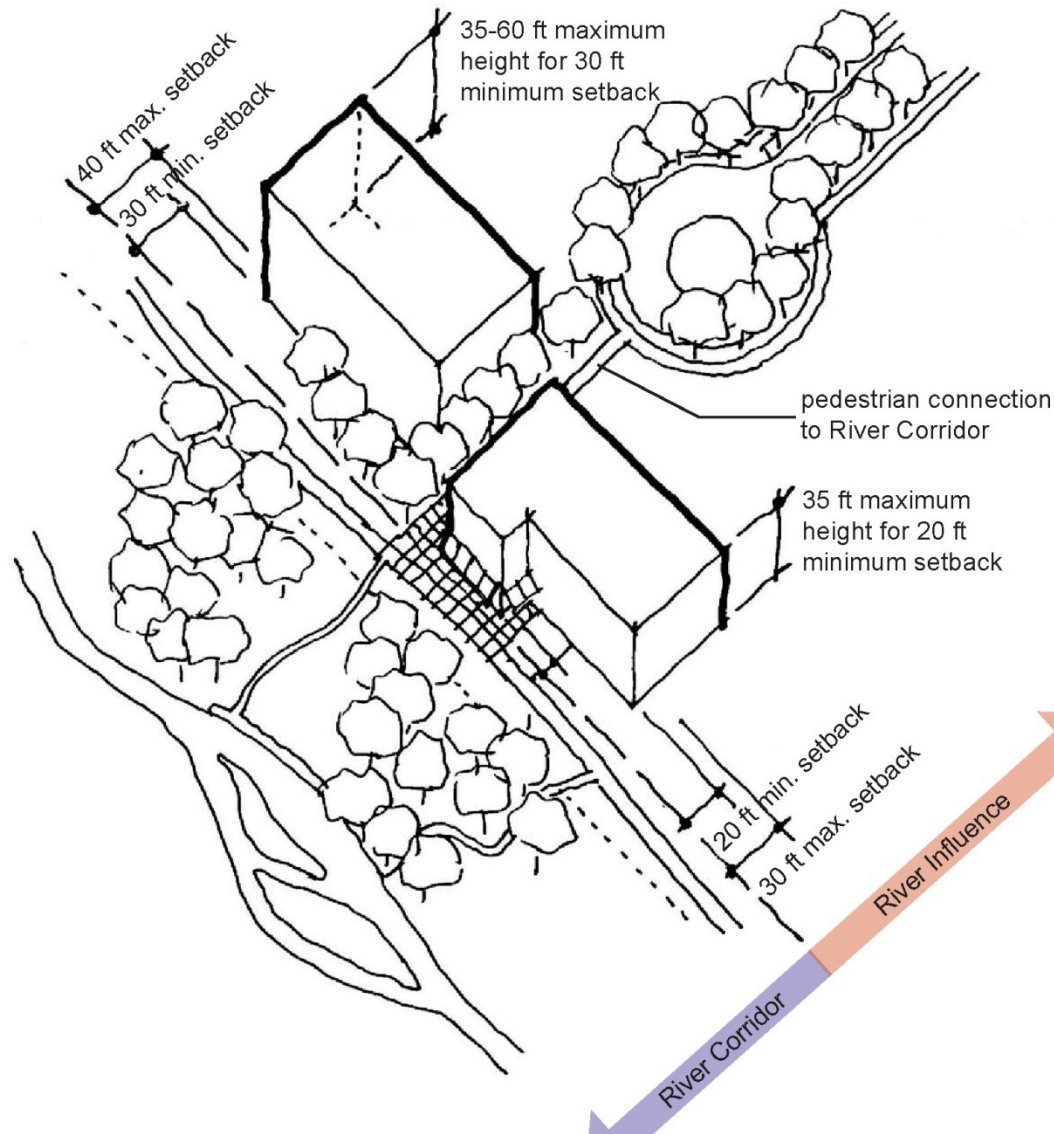


#### *Intervening street*



## River Influence *Site Planning*

### VARIABLE SETBACKS, BASED ON BUILDING HEIGHT



## River Influence *Site Planning*

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### LOCATION OF SERVICE AREAS

- Storage areas, refuse collections areas, loading areas or services areas shall not be located between the building wall line and the River Corridor or intervening street.
- Storage areas, refuse collections areas, loading areas or services areas located along the River Corridor or intervening street shall be screened by a wall at least 12 ft high.



### ACCESS TO THE RIVER CORRIDOR

- Bike and pedestrian access to the San Diego River Park path and trail system shall be provided at a maximum of ¼ mile intervals on each side of the river.
- Streets that extend toward the River Corridor but end in a cul-de-sac or loop before reaching the River Corridor shall provide a path connecting the street sidewalk to a path in the River Corridor.

## River Influence *Architecture*

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### **MASSING AND FORM**

- Provide a menu of options to break up building mass.

### **Menu example**

Provide at least \_\_\_\_ of the following characteristics:

- Provide at least 3 off-setting wall planes, a min. difference of 2 ft.
- Provide at least 1 off-setting wall plane, a min. difference of 4 ft
- Provide at least 2 variations of the roof line, a min. difference of 2 ft.
- Provide at least 1 variation of the roof line, a min. difference of 4 ft.
- Change the façade plane through differing angles, or curves by at least 1 ft

## River Influence *Architecture*

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### **VIEW AND FORM**

Provide a menu of options to create slim forms or building orientations that afford views of the river from locations beyond the River Influence

### **Menu example**

Provide at least \_\_\_\_ of the following characteristics:

- Orient short side of the building parallel to the River
- Provide at least 25 ft. side yard setbacks
- Limit building coverage to 50% or less
- Shape the building form above the second floor so that its height is at least twice the building width at its widest point.

## River Influence *Architecture*

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### VARIETY AND HUMAN SCALE

- Provide a menu of options that create interesting facades scaled to people.

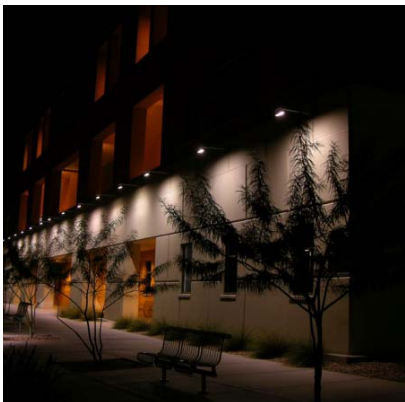
### Menu example

Provide at least \_\_\_\_\_ of the following characteristics:

- Provide at least three distinct façade variations by changes in 1) materials and textures; 2) materials and colors; or 3) patterns and colors
- Raise or recess windows and doors by at least 3 inches
- Raise or recess minor façade elements such as sills, glazing mullions, lintels cornices, or belt courses at least 1 inch
- Extend or recess balconies at least 4 feet
- Extend or recess bay windows or curtain wall panels at least 1 ft
- Extend shading devices over windows at least 3 ft
- Extend canopies or porches over entry doors at least 4 ft.
- Raise or recess structural elements at least 4 inches



## River Influence *Architecture*



### MATERIALS

- The following materials are not allowed on River Corridor or street facing facades:
  - EIFS (Exterior Insulation Finish System)
  - Vinyl siding
  - Twin Tee precast concrete wall panels
  - Uncoated, unpainted or unstained tilt-up concrete panels.
  - Standard concrete block, unstained or not integrally colored or without a special texture.
  - Highly reflective glass (see reflectivity section) and highly reflective material.

### TRANSPARENCY AND REFLECTIVITY

- 50% of ground floor facades of small format retail, office or mixed use buildings that face the River Corridor or an intervening street\* shall be composed of transparent elements (doors, windows).
- The Visible Light Transmittance shall be at least .065.
- The Visible Light Reflectance of glass used on any façade shall be between 0.10 and 0.20.

\* *An intervening street is a street between the River Corridor and a property which adjoins both.*

### BUILDING LIGHTING

- Exterior façade lighting and security lighting on buildings shall be full-cut-off, down cast lighting.

## River Influence *Architecture*

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### BUILDING SIGNS

- No wall or projecting sign visible from the River Corridor shall be higher than the finished floor line of the second floor or 20 ft high, whichever is higher.
- All signs shall be face lit with shielded down lights, or internally lit, shielded reverse pan channel type signs.
- All ground signs shall be monument signs and no higher than 6 ft.



### SUSTAINABILITY

- If a green roof is provided for at least 50% of a building's roof and if the requirements for LEED New Construction Stormwater Design: Quantity Control and Stormwater Design: Quality Control are met, then fulfilling the Building Massing regulations are not required.
- If a LEED certified building, or equivalent, is provided, then fulfilling the Building Massing regulations is not required and the Variety and Human Scale regulations shall be less restrictive.



## River Influence *Landscape Architecture*

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### **SITE LANDSCAPING**

- The Urban Species plant list shall be used in the River Influence. The list focuses on native species, but also incorporates non-invasive ornamentals for shade, diversity and interest.
- River Corridor yards and street yards facing the River Corridor shall have minimum landscaping requirements to extend and complement the River Corridor landscaping.
- Turf shall be limited to areas required for active and passive recreation.



### **SITE AND PARKING LOT LIGHTING**

- Lighting shall be full cut-off, downcast lighting.
- There shall be no light spill into the River Corridor.
- Light poles shall be a maximum of 25 ft in height.

## Breakout Groups

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DISCUSSION

## Next Steps

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### **Next Steps**

- Spring 2009 Draft Master Plan and CPIOZ to be submitted to Development Services for review and processing.
- Plan amendments to be introduced to the Community Planning Groups in the Spring.

### **Adjournment**

- Thanks for your valuable input!



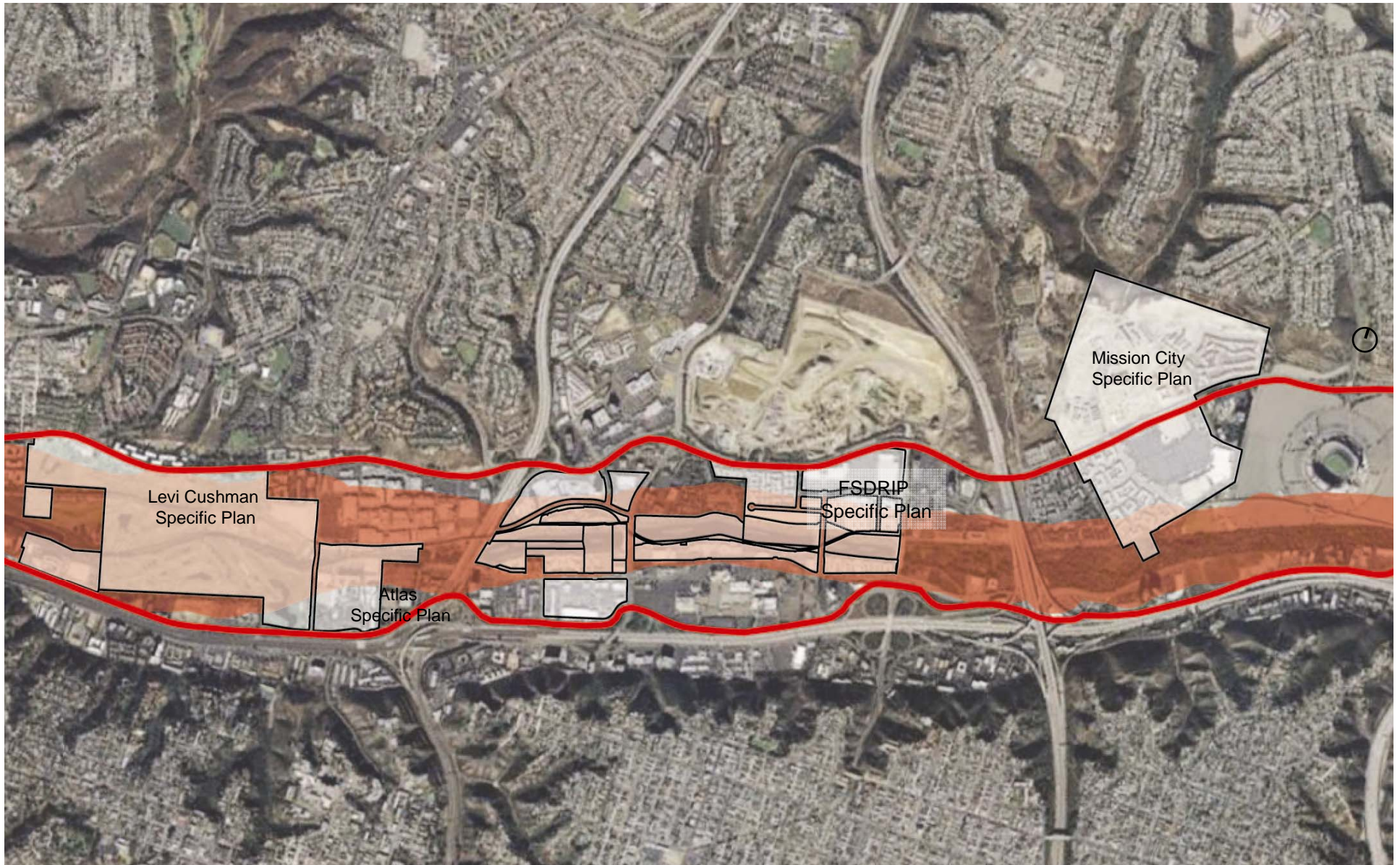


## River Influence Area *Type A, Ministerial*





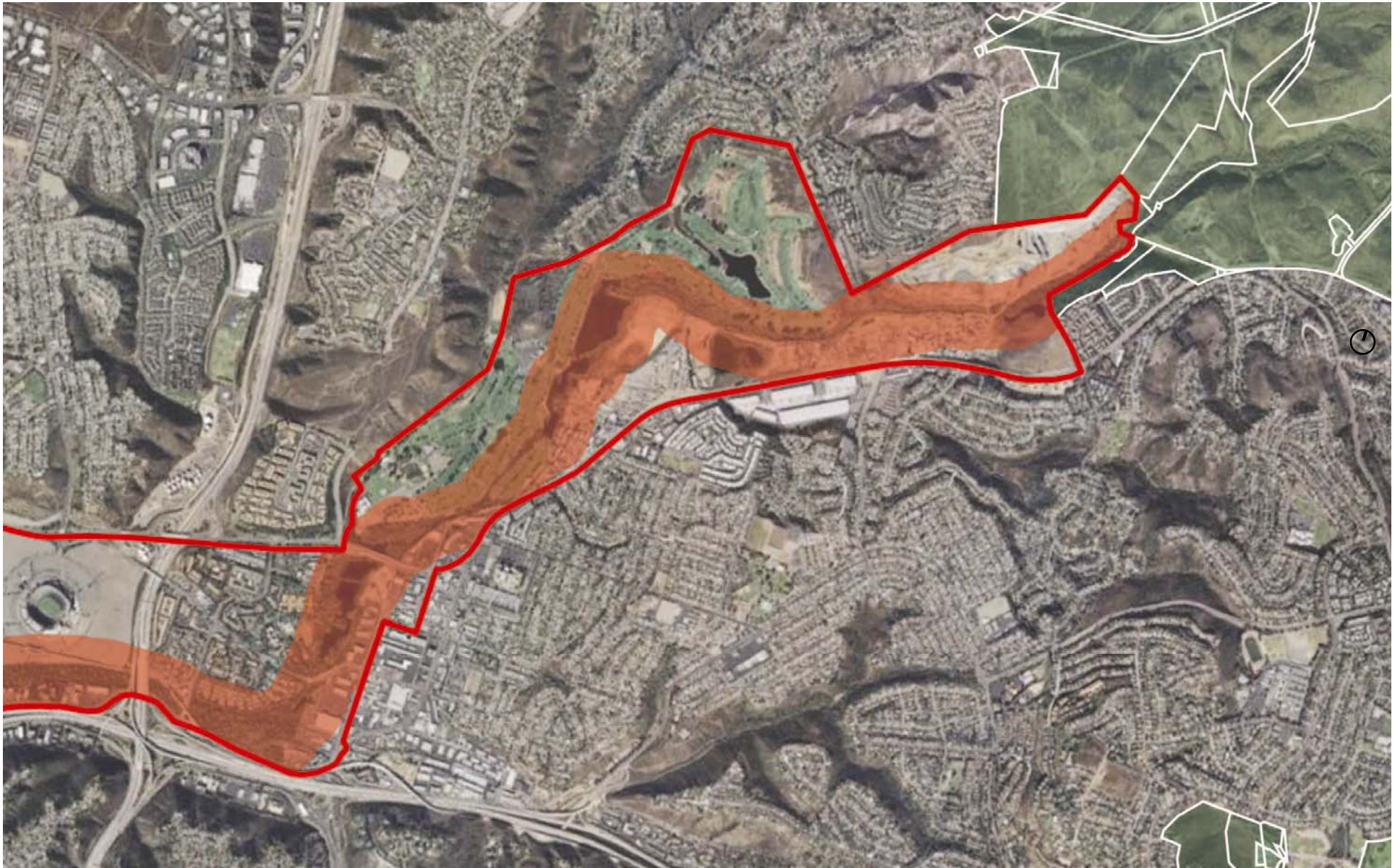
## River Influence Area *Type A, Ministerial*





## River Influence Area *Type A, Ministerial*

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## River Influence Area *Type A, Ministerial*

